

## From the Program Director

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Program Director

It might be a little known fact that in 1949, USDA was given the authority to make loans to farmers to construct, repair, improve or replace dwellings and other farm buildings to provide decent, safe and sanitary living conditions for themselves, their tenants, lessees, sharecroppers, and laborers. As time passed, authorities were amended, allowing housing loans and grants in general to be made.

In this issue of **Multi-Family Focus**, we will share insight on the farm labor housing loan and grant programs, often referred to as the Section 514 and 516 programs.

### Did you know?

- Farmworkers, who perform some of the most exhausting, backbreaking labor in the United States, are also among the lowest paid workers.
- Their lives are made even more difficult by a lack of resources most Americans take for granted.
- Housing conditions for farmworkers lag far behind those for other Americans.

Help for improving farm worker living conditions is available through USDA Rural Development low-cost mortgage loans and grants. USDA Rural Development serves as the only national source of construction funds for dedicated farm labor housing.

LaPosada Apartments, featured in the photograph on this page, is located in Independence, Louisiana. LaPosada provides affordable housing to 40 farm workers and their families.

Please contact me if you have any questions at (318) 473-7962 or [yvonne.emerson@la.usda.gov](mailto:yvonne.emerson@la.usda.gov).



LaPosada Apartments offers housing to farm workers in Independence, Louisiana.

## USDA Rural Development . . . Improving Farm Worker Living Conditions

**Off-Farm** USDA low-cost mortgage loans and grants are available to public and nonprofit organizations to build, buy, improve, or repair rental housing for farm laborers and to provide amenities such as dining facilities, community or recreation rooms, child care centers, and laundry rooms. Funds may also be used to buy building sites, purchase basic durable household furnishings, and develop water, sewage disposal, heating, and lighting systems.

Typically, this housing looks like conventional apartment complexes. Off-farm housing is open to eligible

farmworkers, both migrant and year-round, and their families. USDA typically provides a rental assistance subsidy to tenants, making the rent affordable.

**On-Farm** USDA Rural Development can also provide one percent loans to growers who wish to build on-farm housing. The on-farm housing is available only to farmworkers who work for the farmer or rancher borrowing the funds. Typically, these are single-family homes, although dormitory-style housing has been funded by USDA Rural Development through this program. In most cases, rent is not charged, although some exceptions can be made for high-volume-occupancy structures.

For more information on USDA Rural Development multi-family housing programs, visit our website at:  
<http://www.rurdev.usda.gov/rhs/>



## What is Rural?

**Program:** Rural Rental Housing

**Objective:** Safe, well-built, and affordable rental housing for rural Americans.

**Applicants:** Individuals, profit, and non-profit organizations.

**Population:** Rural areas and populations of 20,000 or less.

## Authorized by the Housing Act of 1949,

the Farm Labor Housing Program offers affordable farm worker housing through its Section 514 and Section 516 loan and grant programs. Tenant subsidies are available through the Section 521 Rental Assistance Program. These programs provide assistance to build housing for both migrant and year-round laborers. And they can help pay for important facilities, such as on-site child care centers. Most of the housing developments built using these loans and grants are off-farm rental units available to eligible farm workers of any farming operation. However, a small number of on-farm units are built each year with USDA assistance. Today, over 100,000 housing units provide housing for domestic farmworkers and their families.

## Parish Spotlight

Each issue of Multi-Family Focus will spotlight one parish and provide information on USDA Rural Development multi-family housing program properties in that parish.

### East Feliciana Parish

**Shadow Brook Apartments - 19 units**

**Bent Tree Manor Apartments - 32 units**

**Clinton Manor Apartments - 32 units**

**Clinton Plaza Apartments - 32 units**

**Jackson Square Apartments - 36 units**

**Norwil Sr. Citizens Apts - 24 units**



## Address Updates, Questions, and Comments

Please send any comments, questions, or address changes to:

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